

## **Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on February 10, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



## **Design and Historic Review Commission Agenda**

*City Hall Council Chambers  
One City Plaza*

**Wednesday, February 10, 2021, 4:00 p.m.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

***City Hall Council Chambers will be open with limited public access.***

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

January 27, 2021

### **ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

#### **HISTORIC DISTRICT:**

##### **PRELIMINARY REVIEWS**

None

##### **CASES REQUIRING ACTION**

NONE

#### **AESTHETIC OVERLAY:**

##### **PRELIMINARY REVIEWS**

None

##### **CASES REQUIRING ACTION**

1. **DHRC-33515-2021:** This is a request by Dahl, Robins and Associates, on behalf of Yuma Care, LLC, for aesthetic review of a new behavioral health facility on a vacant lot, located at the northwest corner of East 32<sup>nd</sup> Street and South Del Este Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

#### **COMMISSION DISCUSSION:**

1. Annual Report DHRC Case Types
2. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular Location.

#### **INFORMATION ITEMS**

1. Staff  
Administrative Approvals:  
Historic District  
None  
Aesthetic Overlay  
None
2. National Heritage Area

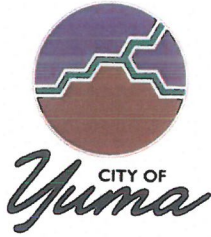
### 3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

## ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*



# MEMORANDUM

## Department of Community Development/Planning

**DATE:** February 10, 2021  
**TO:** Design and Historic Review Commission  
**FROM:** Bob Blevins, Principal Planner *RB*  
**SUBJECT:** 2020 Annual Report with Case Types

The following tables show a breakdown of hearing dates and case types with totals for the year 2020. Additional totals from previous years are included for comparison. Staff will do further analysis on any particular case types or trends as requested.

### 2020 DHRC Cases

2020 Hearing Dates	Historic	Admin. Historic	Aesthetic	Admin. Aesthetic
Jan 22	X	XXXX		X
Mar 25	X			
Aug 12	X		X	
Sept 9	XX	XX		XX
Sep 23	X	X		
Nov 4	XX			
Dec 9	X		X	
2020 total 21	9	7	2	3

Prelim. Review / Presentations	Commission Discussion Items
	X
	X
	X
	X
0	4

### Prior Years Totals

2019	40	19	14	3	4
2018	41	23	9	9	0
2017	30	21	7	1	1
2016	28	15	3	10	0

0	10
1	13
3	9
1	11

**Design and Historic Review Commission Meeting Minutes**  
**January 27, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, January 27, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Commissioners Chris Hamel and James Sheldahl (Arrived at 4:01pm). Commissioner Juan Leal-Rubio and Vice-Chairman Bill Moody participated via phone call. Commissioners Amanda Coltman and Sandra Anthony were absent.

**STAFF MEMBERS** present included Alyssa Linville Assistant Director DCD; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Martin Garcia, Neighborhood Services Specialist; Jessenia Juarez, Administrative Assistant; and Alejandro Marquez, Administrative Assistant.

**Chairman Rushin** called the meeting to order at 4:00 p.m. and noted there was a quorum present.

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**ELECTION OF OFFICERS**

**Commissioner Moody** nominated Thomas Rushin as Chairman, second by **Commissioner Hamel**. **Motion carried unanimously (5-0) with Thomas Rushin as Chairman.**

**Commissioner Hamel** nominated Juan Leal-Rubio as Vice-Chairman, second by **Commissioner Sheldahl**.

**Motion carried unanimously (5-0) with Juan Leal-Rubio as Vice-Chairman.**

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**APPROVAL OF MINUTES**

December 9, 2020

**Motion by Hamel, second by Leal-Rubio to APPROVE the minutes of December 9, 2020. Motion carried unanimously (5-0).**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.**

**DHRC-33265-2020:** *This is a request by MAHA LLC, for historic review of a new single-family home on a vacant lot, located at 57 W. 2nd Street, in the Brinley Avenue Historic District.*

**Bob Blevins, Principal Planner** summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Yamen Al-Alou, Maha LLC, 299 W. 17<sup>th</sup> Street, Yuma, AZ** said he wanted to construct a new home on the corner of 2<sup>nd</sup> Street and Madison Avenue, and would like it to be the same elevation and design to match the surrounding homes.

**Leal-Rubio** asked what the size of the lot and the percentage of the lot being used was known.

**Leal-Rubio** asked if there was a setback between the proposed home and building to the east. **Blevins** said the old town district zoning does have a 100% lot coverage and added it could also have a 0 foot setback. **Blevins** stated Building Safety and the Fire Department required a 5 foot setback. **Blevins** continued by saying the east sidewall does meet the 3 foot setback requirement and if there were other

windows or openings, it would change the setback requirement. **Blevins** asked the applicant if he had to make any changes. **Al-Alou** said he had to add 1 foot to the 3 feet setback on the east sidewalk for fire separation. **Leal-Rubio** said the fire separation was a concern, but was glad to hear the requirements were met.

## **PUBLIC COMMENT**

None

## **MOTION**

**Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-33265-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).**

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## **COMMISSION DISCUSSION**

### **Memo on Additional Murals on 32<sup>nd</sup> Street**

**Lindsay Benacka** with The Yuma Art Center gave a presentation to the Commission about adding an addition to the 32<sup>nd</sup> street mural.

**Hamel** stated the he drives past the mural everyday on his way to and from work, and that the mural brightens up at that area. **Hamel** then added that he is very proud of the community for not putting graffiti on the mural. **Hamel** then asked for clarification on the placement of the new mural. **Benacka** replied the new mural will be on the west side of the existing mural. **Hamel** then commended Benacka for the great job on the murals and paintings that are going up around the City.

**Leal-Rubio** asked about the location of the mural. **Benacka** replied that the mural was across the street from Kofa High School's basketball courts.

### **Memo on Funding for Rehabilitation of Structures**

**Martin Garcia** from Neighborhood Services updated the Commission on Funding for the Rehabilitation of Structures.

**Sheldahl** asked what the income eligibility cut-off amount was for a family of four. **Garcia** replied the maximum was \$43,900. **Sheldahl** then commended Neighborhood Services for its effort on revitalizing the Mesa Heights neighborhood. **Commissioner Rushin** agreed. **Leal-Rubio** thanked Garcia for his efforts in all that he does for the community with these types of programs. **Blevins** then thanked Neighborhood Services for the presentation.

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## **INFORMATION ITEMS**

### **Staff**

**Blevins** commented that he had received a call from the Arizona State Historic Preservation Office (SHPO) asking for an update on the Blaisdell Slow Sand Filter. **Blevins** confirmed that the Filter was still there. **Blevins** then gave a brief discussion on the history of the site and then noted that January was the anniversary of the Filter becoming a National Historic Site.

**Blevins** informed the Commission that a new Commissioner had been appointed however was not present.

**National Heritage Area**

None

**Commission**

None

**Public**

None

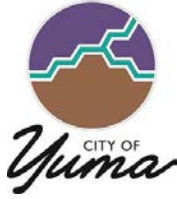
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**ADJOURNMENT**

The meeting was adjourned at 4:35 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

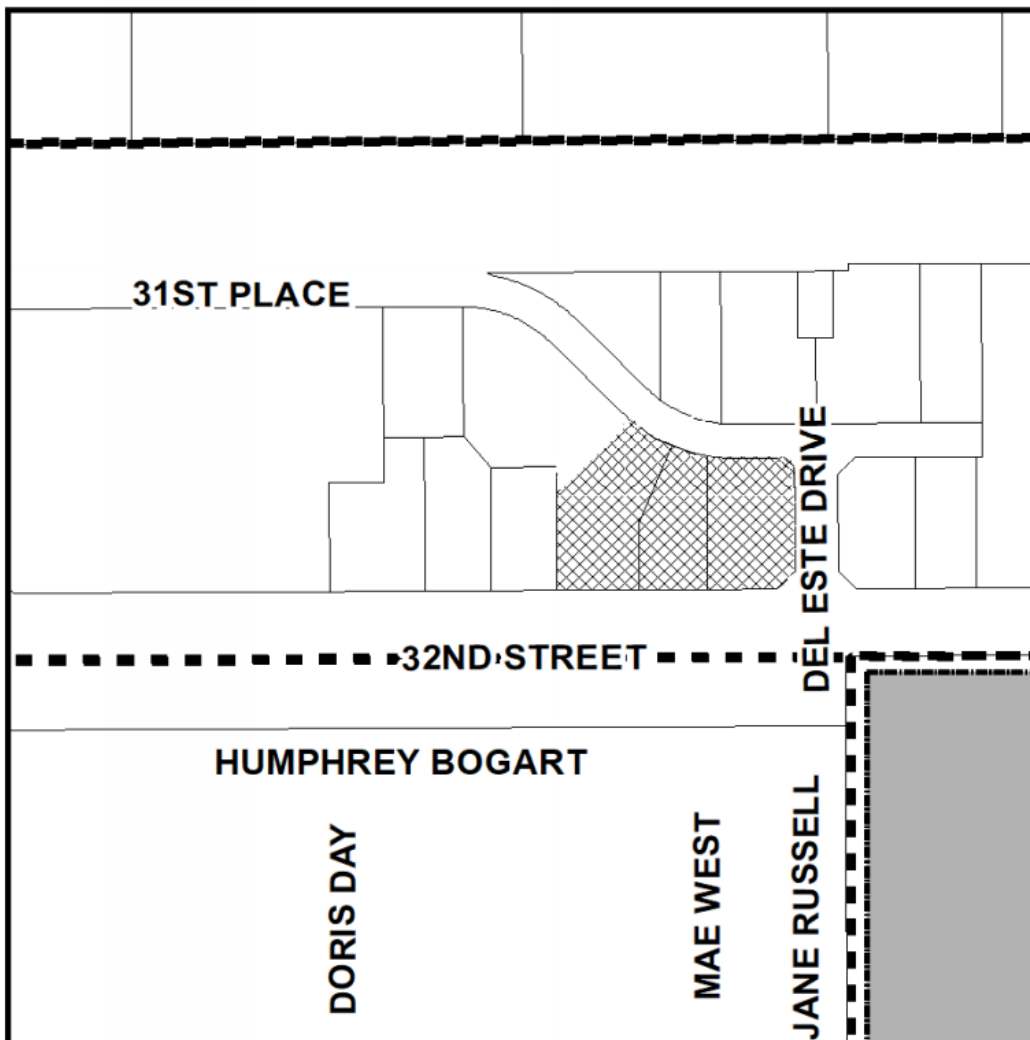


**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-33515-2021**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** February 10, 2021 **Case Number:** DHRC-33515-2021

**Project Description/Location:** This is a request by Dahl, Robins and Associates, on behalf of Yuma Care, LLC, for the aesthetic review of a new behavioral health facility on a vacant lot, located at the northwest corner of East 32<sup>nd</sup> Street and South Del Este Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	698-29-001, 002 & 003
Historic Listing Status:	N/A
Address:	7201, 7215, 7229 E. 31 <sup>st</sup> Place
Property Owner:	Yuma Care, LLC.
Property Owner's Agent	Dahl, Robins, and Associates, Inc.
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Medical Office Building
○ South:	MHP; Country Roads RV Resort
○ East:	B-2/AO; vacant
○ West	B-2/AO; Farm Bureau Insurance/DaVita Dialysis
Related Actions or Cases:	LOTS-32974-2020 (combining three lots)
Land Division Status:	Parcels are legal lots of record. Lot tie pending.
Flood Plain Designation:	Zone X

**Description of Proposed Project / Background / Use:**

This property is in the Plaza del Este Commercial Subdivision. Three lots are to be combined into one to accommodate a proposed 17,182 square foot, 24 bed behavioral health facility with in-patient care.

**Aesthetic Overlay District:**

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. These guidelines recommend building wall projections and recesses, to provide shadow and depth, and to avoid continuous wall planes of more than 50 feet.

As seen on the provided elevations, the building has a number of depth, color, and height changes along the four visible elevations. The guidelines also recommend rooftop equipment to be screened from nearby roadways. This has been accomplished with the use of parapets and rooftop mechanical equipment screening.

**Signage, Trash, Lighting & Other Site Features:**

The applicant is proposing one freestanding monument sign, which meets the Aesthetic Overlay Standards. These standards do not allow pole signs. Wall-mounted signage is permitted with size and location parameters based on the main façade of the building. If the applicant decides to proceed with any wall-mounted signage, staff will review to ensure the signage meets Aesthetic Overlay Standards.

The parking lot lighting will meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. The freestanding parking lot light fixtures will be of a fresh, modern design- highlighting the property and building facades, enhancing security, and drawing attention to the property at night. Parking lot light fixtures need to harmonize with the existing lighting on adjacent parcels (similar to the RUUD Aerodrome model #AVV40-20 or the Lithonia D-Series).



Other site features include a trash dumpster enclosure, built of split face masonry block, with solid gates painted to harmonize with the main building. Additionally- a bike rack is required on-site.

### **Landscaping:**

The subdivision parkways were partially landscaped when the streets were constructed, which creates a cohesive appearance. New landscaping will be installed to complement the established plantings.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request for aesthetic review of a new behavioral health facility on a vacant lot, located at the northwest corner of East 32<sup>nd</sup> Street and South Del Este Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-33515-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the request, the Design and Historic Review Commission is authorizing the request by Dahl, Robins and Associates, on behalf of Yuma Care, LLC, for aesthetic review of a new behavioral health facility on a vacant lot, located at the northwest corner of East 32<sup>nd</sup> Street and South Del Este Drive, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Design Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

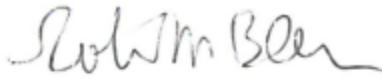
**Proposed conditions delivered to applicant on:** 01-25-2021

**Final staff report delivered to applicant on:** 02-02-2021

- |  |   |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 01-25-2021  |
| <input type="checkbox"/>                   | Applicant did not agree with the following conditions of approval: (list #'s)                                 |
| <input type="checkbox"/>                   | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Monument Sign, Material Board, and Lighting
- E. Aerial Photo

**Prepared By:**   
Robert M. Blevins,  
Principal Planner

**Date:** 01/25/21

Robert.Blevins@yumaaz.gov (928) 373-5189

**Approved By:**   
Alyssa Linville,  
Assistant Director Community Development

**Date:** 01/25/2021

**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

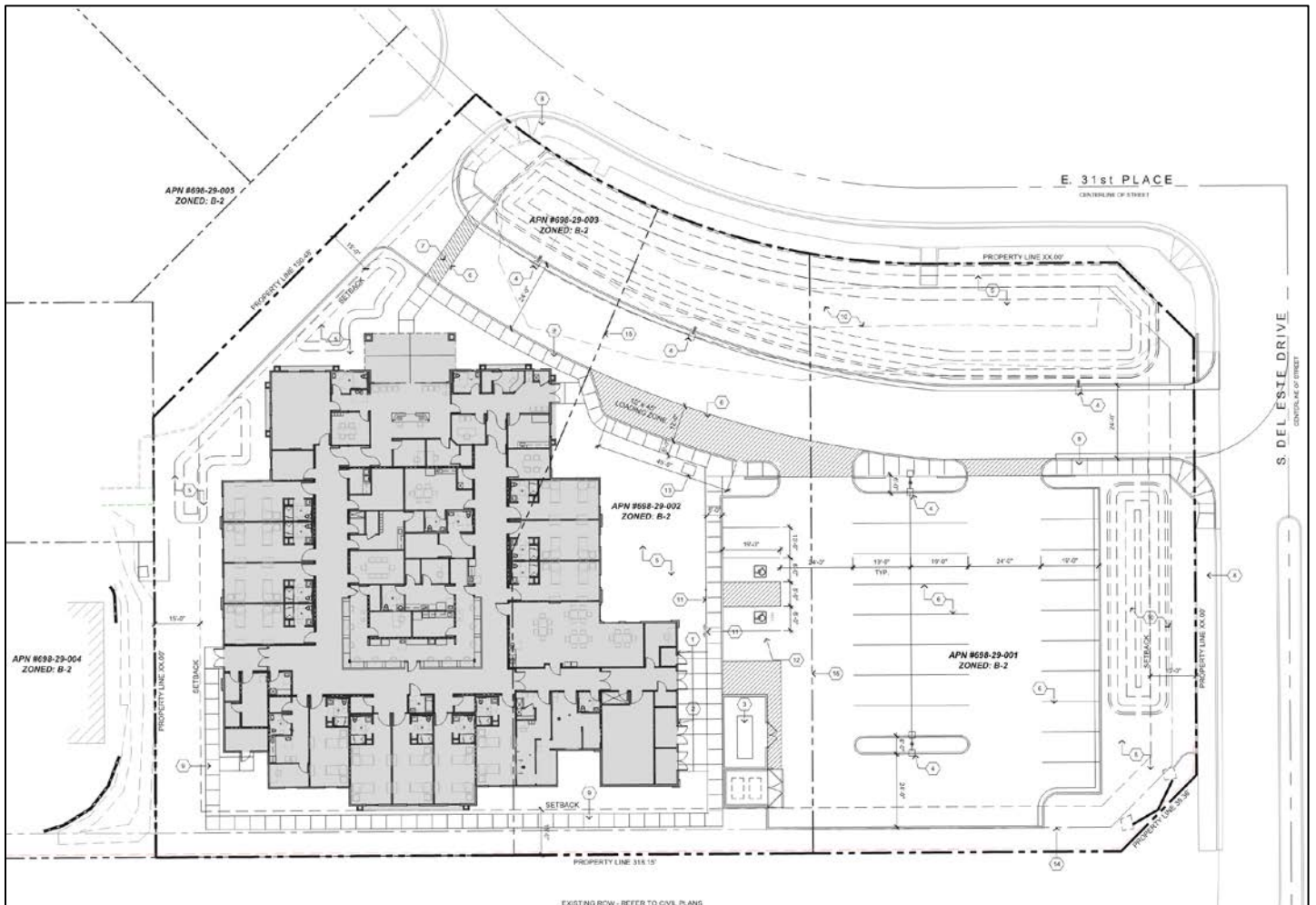
**Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:**

3. All parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of the electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000 K or lower.
4. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B

## Site Plan



# ATTACHMENT C

## Elevations



Front Elevation



Rear Elevation



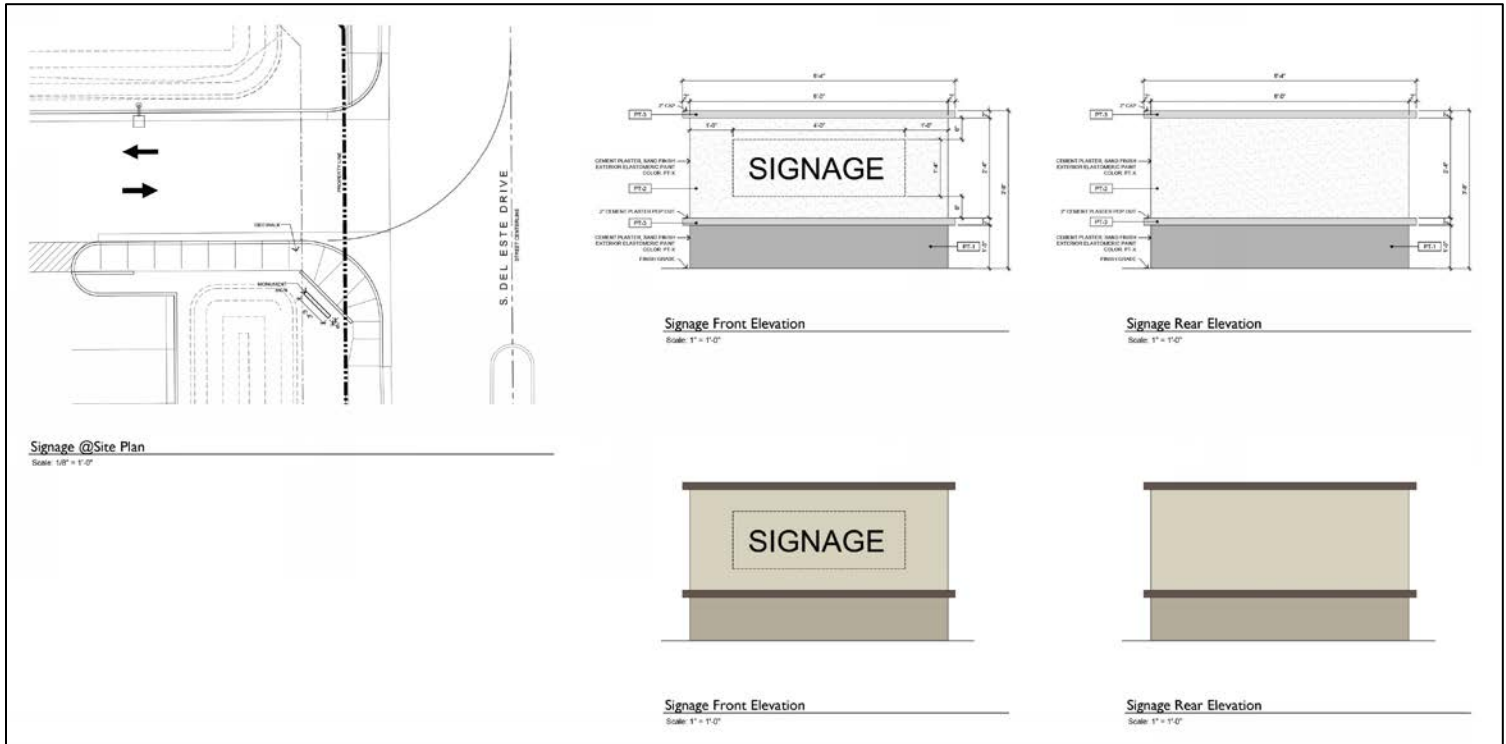
Side Elevation



Side Elevation

## ATTACHMENT D

### Monument Sign, Material Board, & Lighting



MATERIAL BOARD			
COLOR	MATERIAL & FINISH	COLOR	MATERIAL & FINISH
PT-1	Cement Plaster - Sand Finish Accent Paint: Dunn Edwards Elastomeric Exterior Flat Paint Color: DEC771 Shaggy Barked	METAL B-DECKING MECHANICAL SCREEN	Metal B-Decking Mechanical Screen Finish: PT-3
PT-2	Cement Plaster - Sand Finish Field Paint: Dunn Edwards Elastomeric Exterior Flat Paint Color: DEC773 Heather		
PT-3	Cement Plaster - Sand Finish Accent Paint: Dunn Edwards Elastomeric Exterior Flat Paint Color: DEC756 Weathered Brown		
PT-4	Cement Plaster - Sand Finish Accent Paint: Dunn Edwards Elastomeric Exterior Flat Paint Color: DEC767 Riverbed		

## **Freestanding Light Fixtures**

**RUUD Lighting Aerodrome AVV40-20  
(on several adjacent properties)**

**Lithonia D-Series**

**ATTACHMENT E**  
Aerial Photo

